

# HALIFAX

## Public Hearing Case 22728

Application for Development Agreement at  
5241-5247 South Street, 5230 Harvey Street,  
and 5240-5246 Harvey Street, Halifax

Halifax and West Community Council  
October 12, 2022

**Slide 1**

# Application

Applicant: WSP Canada Inc.

Location:

5241-5247 South Street, 5230 Harvey Street, and 5240-5246 Harvey Street

Proposal:

Development agreement to allow the construction of an eight storey, multi-unit dwelling containing up to 112 units as an addition to a Registered Heritage Building.

Substantial Alteration Approval:

Regional Council approved an application to substantially alter Stairs House on November 17, 2020, which included:

- Removal of the existing rear addition;
- Rehabilitation of heritage building; and
- Construction of an 8-storey building, at the rear, facing Harvey Street.



# Context



Subject site, facing north, registered heritage building faces South Street, and the site extends to Harvey Street

- Site is approx. 2,000 sqm (22,000 SF) with frontage on South and Harvey Streets
- Site currently contains four multi-unit residential buildings
- Surrounded by a mix of residential buildings, two to seven storeys in height, and some commercial uses along Barrington Street

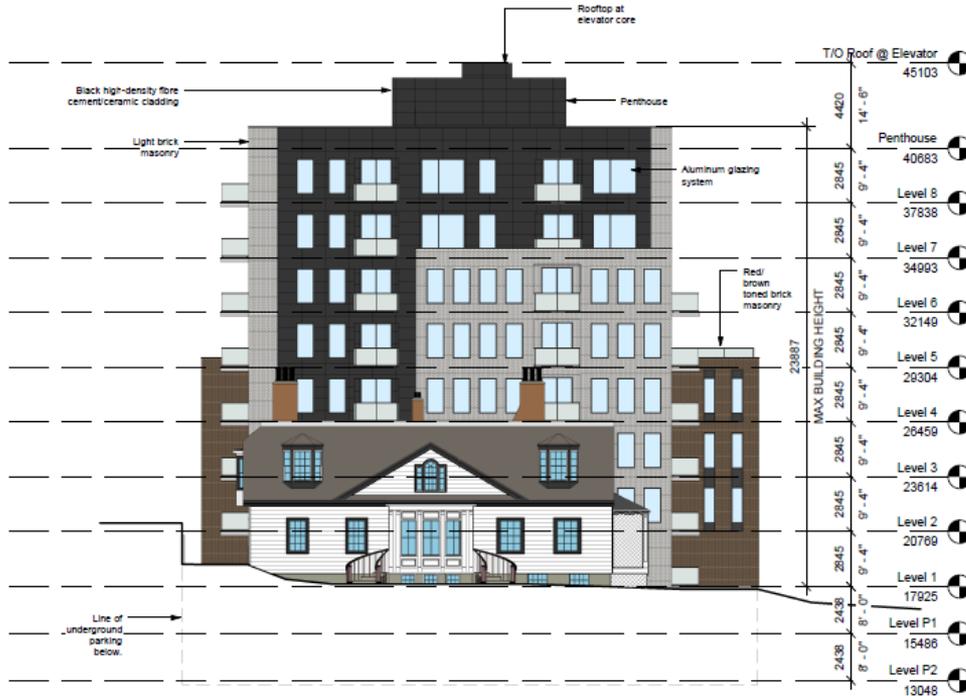
# Heritage Property Summary



Stairs House

- Constructed c. 1838
- Built by Norman Uniacke and purchased by William Stairs, in 1859, both prominent political figures.
- One-and-a-half storey Georgian cottage, including a central pediment gable with Palladian windows and Scottish dormers
- The building was converted to a small multi-unit dwelling with some modern rear additions

# Proposal



## Proposal Details:

- Construction of an 8-storey residential building (with a penthouse) containing up to 112 units
- Stairs House will contain dwelling units or resident amenity space
- A minimum of 30% of all units must be two or more bedrooms
- Applicant has proposed an underground parking structure, but is not required to provide parking
- Requirement to complete all approved heritage rehabilitation and conservation work detailed in Schedule E

# Proposal (continued)



View of project with eight storey residential building, in the middle of the block, between Harvey and South Streets



Pedestrian perspective on South Street

# Proposal (continued)

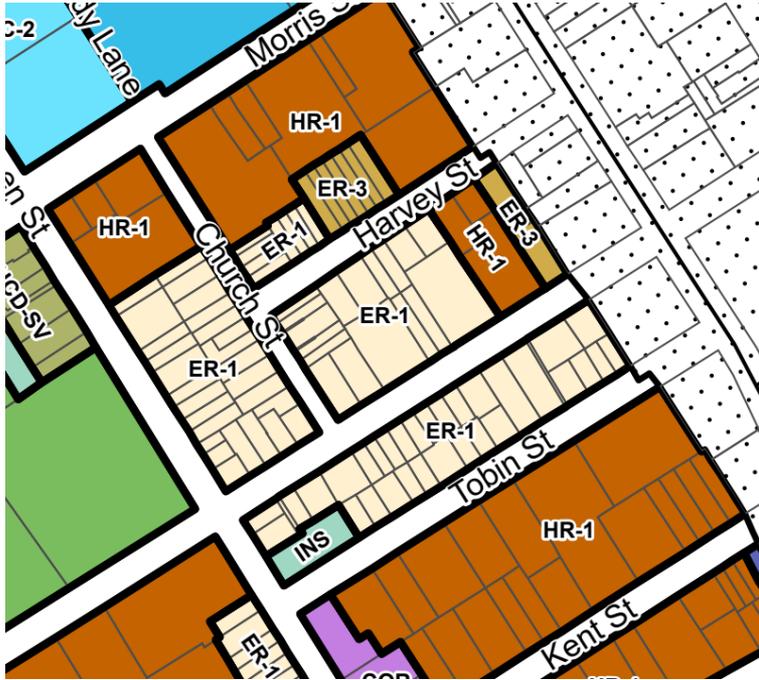


Harvey Street townhouses



# Land Use Policy and Regulation

## Regional Centre Secondary Municipal Planning Strategy & Land Use By-law



Regional Centre Land Use By-Law (Schedule 2)

- **Higher-Order Residential Designation**
  - Encourages a mix of residential uses including low to tall mid-rise multi-unit residential buildings, in addition to a limited range of commercial and institutional uses.
- **Higher-Order Residential (HR-1) Zone**
  - Permits multi-unit buildings as-of-right with lot requirements that control siting, built form, and massing.
  - Permits 11 m height and would require 1 parking space for every 3 units (beyond the first 12 units)
- **Enabling Policy**
  - Policy CHR-7

# Policy CHR-7

## Regional Centre SMPS

Enables a development agreement on a registered heritage property for any development or change in use not otherwise permitted by the zone, under conditions:

- Development maintains the heritage value of the registered heritage property;
- Minimize impact from traffic, noise, hours of operation, parking, etc.;
- New construction facing a street substantially maintain the predominant streetwall height, setbacks, scale, and rhythm of the surrounding properties
- The proposal complies with the Pedestrian Wind Impact and Shadow Impact Assessment performance standards and bonus zoning provisions in the LUB; and
- That any unregistered historic buildings on the lot that contribute to neighbourhood character are preserved.



# Policy CHR-7

## Design Revisions

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Initial Design



# Policy CHR-7

## Design Revisions

November 2021 Design



# Public Engagement Feedback

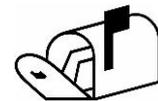
- A notice was mailed to property owners within the notification area on April 16<sup>th</sup>, 2020.
- Feedback included comments in support of the proposal:
  - Support for restoration of the registered heritage building
  - Support for the design of the modern addition
  - Support for the façade and townhouses on Harvey Street
- Feedback also included concerns:
  - Impact of the multi-unit building on traffic congestion and on-street parking
  - Impact of the height of the new building on views and sunlight for existing residents and overall negative impact on neighbourhood character
  - Impact of construction on noise levels, traffic and pedestrian circulation, as well as emergency vehicle access

**Notifications  
Mailed**



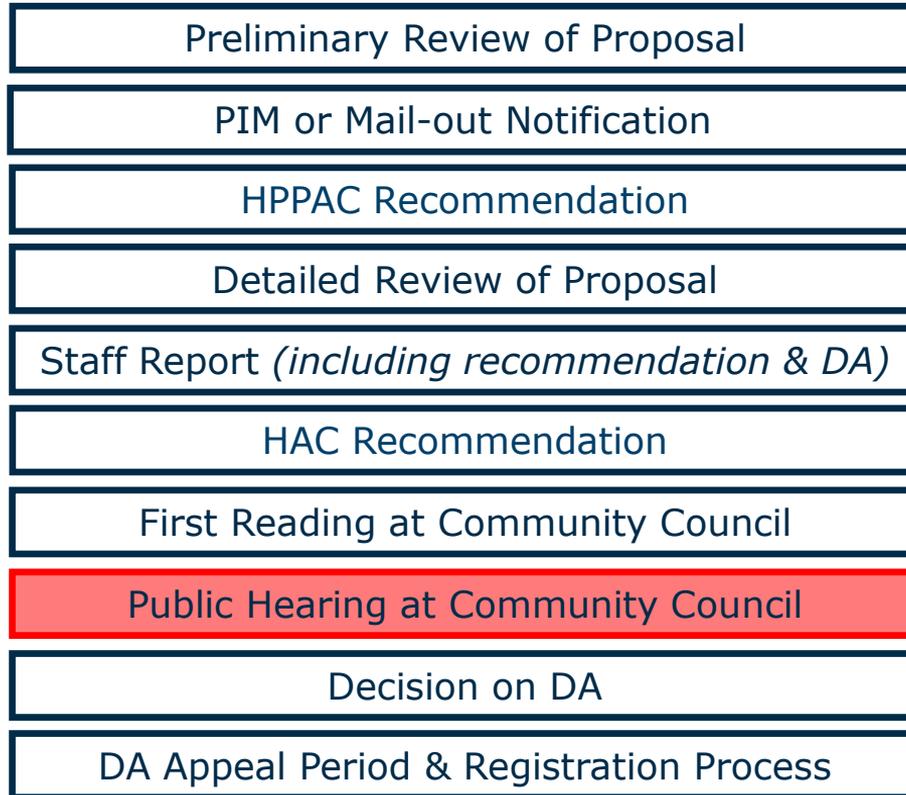
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**Responses  
Received**



**19**

# Heritage DA Process



# Staff Recommendation

It is recommended that Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
2. Require the development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

# HALIFAX

## Thank You

### Contact Info:

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